

Property at 00760 WEST AVON ROAD

Prop ID 4520760

Printed 07-Feb-2024 6:22 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: FRENETTE MARGRET G AND
Second name: ROBERT G JR
Address: 760 WEST AVON ROAD
City/state: AVON CT Zip: 06001

Location Information

Map: 030 Clerk map:
Lot: 4520760 Neigh.: Zone: R40 Vol: 756 Page: 918

Assessments

Assmt category	Qty	Amount
Resident Land	.92	87,500
Resident Dwelling	1.00	132,070

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 21-Oct-2013
Sale price: 220,000
Sale valid:

Values

Resident Excess			Mkt value :	Cost value:
.38	2,000			316,529

Summary

Total assessments	221,570
Total exemptions	
Net assessment	221,570

Utilities

Water	Well
Sewer	Septic
Gas	None

Sales ratios

Cost/sale : 1.4388
Mkt/sale :
Assmt/sale: 1.0071

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	125,000	125,000			125,000	87,500
Primary Site		40,075						
RES	12	.380	7,500	2,850			2,850	1,995
Residual		16,553						

1.300 acres Total land value 127,850 89,495

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	01	Ranch		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	01	Plaster	Garage cars	1
Floors	01	Hardwood	Bedrooms	2
Heating System	01	Hot Water	Family Rooms	
Fuel	01	Oil	Full Baths	2
Attic	99	None	Half Baths	
Grade	30	C	Addtn'l fixtures	
Garage	11	Basement 1 car	Whirlpools	
Area Over Gar.	01	Fully Finished	Saunas	
Basement	01	Full	M/F stacks	
Bsmt Fin Qual	99	None	W/B stacks	1
Air Condition	01	Central Air	W/B openings	2
Interior Cond	04	Average		
Exterior Cond	04	Average	Actual Year Built: 1941	

Building Valuation Summary

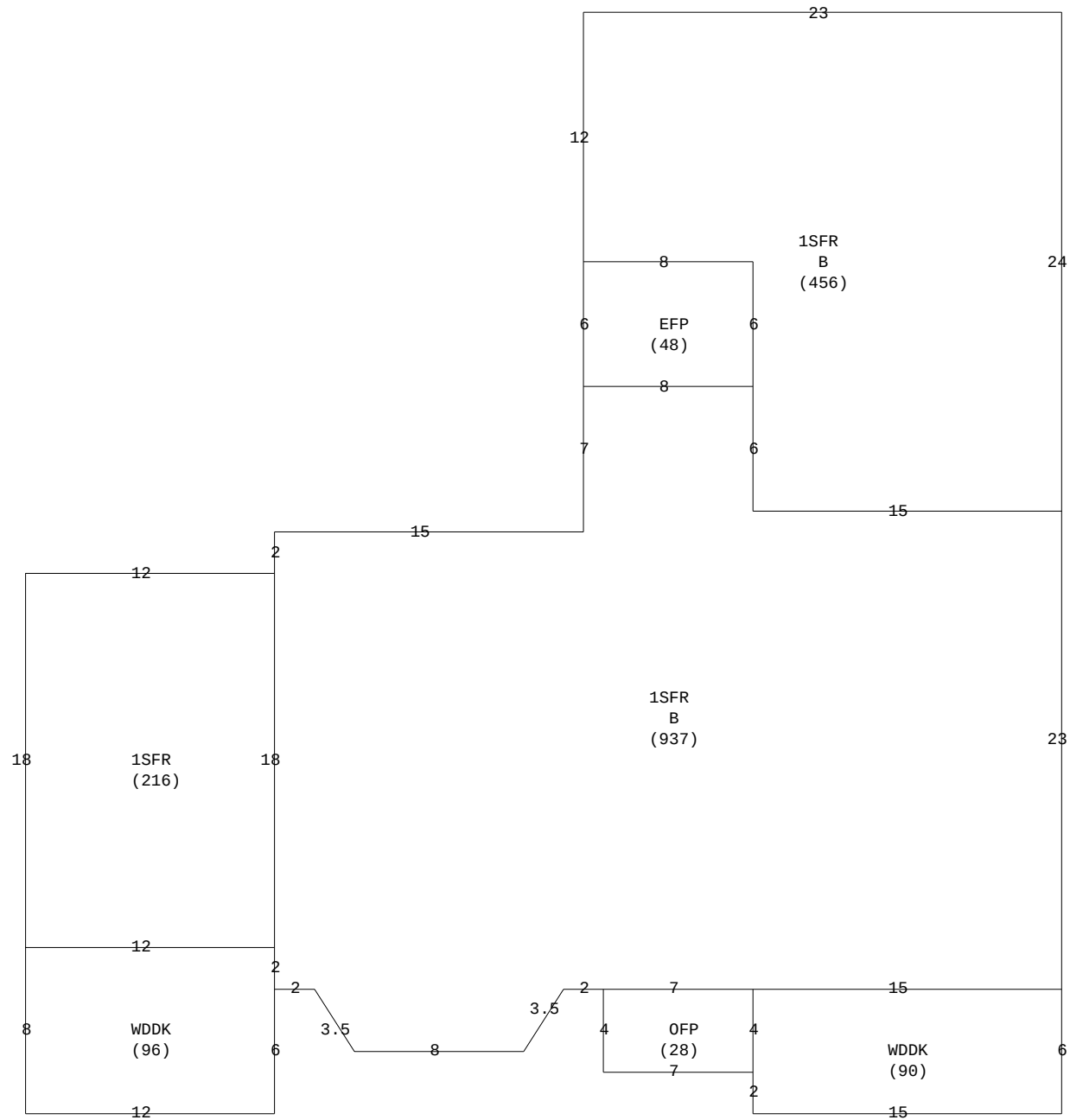
Dwelling	Frame	1 story w/bsmt	Area	
Basement	Full		947	171,120
Heating	Yes	A/C Yes		4,930
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas
Attic	None	Attic size:		5,000
Additions				96,457
Other Features		WB Stks	Bsmt Gar	12,750

Sub-Total		290,257
Grade	C	Factor 1.0000
CDU	C&D Factor 1.00	290,257
Depreciation	35 %	188,667
	Computed cost value @ 70%	132,067

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	456	52,203
L Living Area	BSMT Basement addition	250	4,607
P Porches, Patios, Decks	FEFF Frame enclosed first	48	4,577
P Porches, Patios, Decks	DECK Wood deck	90	2,384
P Porches, Patios, Decks	FOFF Frame open first flo	28	1,706
L Living Area	FRFF Frame first floor	216	24,728
P Porches, Patios, Decks	DECK Wood deck	140	3,709
P Porches, Patios, Decks	DECK Wood deck	96	2,543

Total additions 96,457



NAME CHNG FR MARGRET G HOOPER TO MARGRET G FRENETTE V756 P917 3-16-21